

# STAFFORD COUNTY SCHOOL BOARD

## Agenda Consideration

**TOPIC:** Construction Change  
Order: Main Road Blanket  
Drains - MS2006

**ITEM NO.:** 13I

**PREPARED BY:** Rob Adams  
Asst. Director  
Planning & Construction

**MEETING:** December 13, 2005  
**ACTION DATE:** December 13, 2005

Scott Horan  
Executive Director  
Planning & Construction

Andre' A. Nougaret,  
Assistant Superintendent  
for Support Services

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**ACTION REQUESTED BY THE SUPERINTENDENT:** That the School Board approve the award of a construction change order in the amount of \$91.3K to SK Constructors of Annapolis Junction, Maryland for the installation of blanket drains at the main entrance road and tennis courts for MS2006.

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### KEY POINTS:

1. MS2006 construction project is a traditional design, bid, build procurement effort using the Moseley Architect, SCPS prototypical middle school design. The construction contract was awarded to SK Constructors of Annapolis Junction, Maryland for \$25,003K with contract substantial completion date of July 18, 2006.

#### 2. Key Project Data:

▪ Award cost:	\$25,003.0K
▪ Approved Change Orders:	\$65.3K
▪ Current cost:	\$25,068.3K
▪ Cost Growth:	.2%
▪ Schedule Growth	0%

3. Due to higher amounts of ground water discovered across the site the use of blanket drains (large drainage structures made up of large stone/rip rap encased in geotechnical material) to achieve required soil compaction has increased. Blanket drains are constructed in areas where adequate soil compaction cannot be obtained due to ground water and/or underground springs. Impacted areas are excavated, blanket drains are constructed and then the area is back filled. Blanket drains allow for ground water to drain/pass through and at the same time ensure proper soil compaction of the sub-base is achieved.

4. During the design of the school site, staff and their site geotechnical engineer (Triad Engineering) realized ground water would be encountered, however they did not anticipate encountering these conditions at the new tennis courts or along the new

entrance road.

5. Staff in conjunction with Triad Engineering reviewed the areas in question and determined the soil was unusable due to the excess ground water. Triad Engineering recommended using blanket drains as the most feasible and economical corrective solution. By using blanket drains, extensive excavation (potentially 12 –15 feet or more of depth) was eliminated.

6. In anticipation of encountering these conditions, staff incorporated unit price provision for blanket drain in the contract. Staff reviewed the time and material consumed for this effort and find it acceptable.

7. There are sufficient funds within the MS2006 project budget for this change order. If approved by the School Board, staff will execute the change order immediately.

**SCHOOL BOARD GOAL: #5** – Provide facilities that promote student learning and community support.

**#7** – Provide school environments where teachers are safe to teach and students are safe to learn

**FUNDING SOURCE:** VPSA – MS2006

**AUTHORIZATION REFERENCE:** Standard Form of Agreement Between Stafford County Public Schools and SK Constructors Dated March 16, 2005 (AIA Document A 101-1997);  
Stafford County School Board Policy 4-12  
Stafford County School Board Policy 4-29